

Board of Adjustment



Agenda

GARRETT MCCRAY - CHAIR

NICHOLAS LABADIE – Vice-Chair
TYLER STRADLING
DANETTE HARRIS

GREG HITCHENS
DIANNE von BORSTEL
CAMERON JONES

April 12, 2011
City Council Chambers - Lower Level
57 East First Street

4:30 p.m. STUDY SESSION

- A. Zoning Code Update
- B. Presentation of proposed changes to the Telecommunications Chapter of the Zoning Code Update.
- C. Discussion of items listed on the Public Hearing Agenda

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE MARCH 8, 2011 MEETING.
- B. CONSENT AGENDA: Items listed with an asterisk (*) will be added to the Consent Agenda. All items on the Consent Agenda will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):

- *1. BA10-071 2050 West Dixon Street (Council District 1) - Requesting a Variance to allow an existing carport to be converted into a garage encroaching into the required side yard in the R-2 PAD zoning district. (PLN2010-00345) **Continued from the March 8, 2011 meeting**

Staff Planner: Angelica Guevara

Staff recommendation: Approval with conditions

- *2. BA11-009 25 North Extension Road (Council District 4) - Requesting a Special Use Permit to allow a Commercial Communication Tower in the C-3 zoning district. (PLN2010-00405)
Continued from the March 8, 2010 meeting

Staff Planner: Wahid Alam
Staff recommendation: 30-day continuance to the May 10, 2011 meeting
- *3. BA11-014 454 South Pasadena (Council District 4) - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the addition of a dwelling unit in the R-2 zoning district. (PLN2011-00027) **Continued from the March 8, 2011 meeting**

Staff Planner: Angelica Guevara
Staff recommendation: 30-day continuance to the May 10, 2011 meeting
- *4. BA11-017 245 South Power Road (Council District 6) - Requesting a Special Use Permit to allow an Electronic Message Display to change more frequently than once per hour in the C-2 zoning district. (PLN2011-00044)

Staff Planner: Angelica Guevara
Staff recommendation: 30-day continuance to the May 10, 2011 meeting
- *5. BA11-018 3104 East Broadway Road (Council District 2) - Requesting a Variance to allow a sign to exceed the maximum area and height allowed in the R-4 zoning district. (PLN2011-00050)

Staff Planner: Lesley Davis
Staff recommendation: Approval with conditions
- *6. BA11-019 957 South Dobson Road (Council District 3) - Requesting a Special Use Permit to allow a commercial communication tower to exceed the maximum height allowed in the C-2 zoning district. (PLN2011-00064)

Staff Planner: Angelica Guevara
Staff recommendation: 30-day continuance to the May 10, 2011 meeting
- *8. BA11-020 1510 South Country Club Drive (Council District 3) – Requesting: 1) a Substantial conformance Improvement Permit (SCIP) and a Special Use Permit (SUP) to allow the expansion of an auto service station; and 2) a Special Use Permit (SUP) to allow a car wash, all in the C-3 zoning district. (PLN2011-00006)

Staff Planner: Wahid Alam
Staff recommendation: 30-day continuance to the May 10, 2011 meeting

D. OTHER BUSINESS:

E. ITEMS FROM CITIZENS PRESENT.